

DISTRICT VI ADVISORY BOARD
Minutes

Monday
December 5, 2005
7:00 p.m.

Evergreen Recreation Center
2700 N. Woodland
Lounge/Clubroom

The District VI Advisory Board Meeting was held at 7:00 PM at Evergreen Recreation club lounge room. In attendance were eight (8) DAB Members, two (2) alternate DAB members, ten (10) City staff and (3) Citizens. Approximately 23 signed in.

Members Present

Jaya Escobar
Bob Wine
Veronica Triana
Charlie Claycomb-alternate
Rosalie Bradley
Linda Matney
Bickley Foster
Carol Skaff-alternate
Darcy Weaver
John VanWalleghen
Garrett Harmon-youth

Member Absent

Bob Schreck
Maurine Willis

Guests

Listed at the end

Staff

Terri Dozal, NA
Off. Franco, Patrol North
Off. Rose, Patrol South
Bill Longnecker, Planner
Scott Lindebak, Public Works
Off. Broguard
Off. Woodrow
Det. Melon
Randy Sparkman, Zoning
Deb Legge, OCI

Bob Wine, Second Pro-Tem called the meeting to order at 7:02 p.m. and welcomed guests. DAB Members were asked to introduce themselves and state their representation for serving on the board.

Approval of Minutes

October 3rd minutes were approved as submitted (**Matney/VanWalleghen 6-0**)

Approval of Agenda

The agenda was approved as submitted (**Matney/ Claycomb 6-0**)

Public Agenda

1. **Scheduled items** – no items were submitted
2. **Off-agenda items**- no items were submitted

Staff presentations

3. **Community Police Report**

Patrol South - Officer Rose - Beat 22 said crime has decreased on Beats 21 and 22.

Member Skaff arrived at 7:07 pm

Officer Rose continued saying nuisance calls are increasing due to the weather getting colder by homeless people trying to get in warm spots in Old Town buildings. This coming Thursday we will be celebrating Wonderfest. WPD staff is also getting ready for the New Years Eve parties.

Officer Pat Brougard, SCAT, stated he works with violent crimes. Our officers do a lot of undercover surveillance and use zero tolerance. On 22 Beat we have chronic homeless and vagrancy problems due to alcohol.

Officer Woodrow, Patrol West passed around pictures of the new Orchard Park Skateboard Park. Since the skateboard park has been installed crime has gone down 77%. The park was developed with efforts from USD 259, city staff and Orchard Park Neighborhood Association. *Woodrow* said he is also working on Sunflower neighborhood association projects.

Officer Franco, Patrol North - Beat 48- stated he continues to target graffiti tagging from the VLB's (Vato Loco Boys) and PFL (Players for Life). By 12-31-05- discussions will take place with the juvenile probation department to get the kids responsible for tagging graffiti to come and paint over it. We will begin the annual campaign for Celebrate Safely, to prevent shooting firearms into the air on New Years Eve. The Police department finished their annual Christmas Crusade programs, which allows children from low-income homes to receive gifts.

*******Action Taken:** Receive and file

Member Triana arrived at 7:18 pm

Planning

4. CON2005-00049

The District VI Advisory Board (DAB) considered a Conditional Use for an accessory apartment in SF-5 Single-family residential zoning, generally located east of Westridge and 150 feet south of 21st Street North. 2124 Westridge Dr.

The DAB Members were provided the public notice and MAPD staff comments for review prior to the meeting. **Bill Longnecker**, Planner presented the case background and reviewed the staff recommendation with members and the public.

Member Escobar arrived at 7:25 pm.

Suzette Schwartz, applicant stated she planned to approach the Presbyterian Church to use some of their area for a future carport and she owns the trailer on the east side of the street.

The DAB members' concerns/comments were: 1) if there was any other assisted living facilities in this same area and where are they located; 2) does an accessory apartment require extra parking space; 3) has an assessment been made to allow access to the rear of the accessory apartment; 4) does all the driveway need to be paved; 5) will there continue to be the same amount of cars already there; 6) is there any deed restrictions for this neighborhood and 7) who owns the trailer parked on the street in front of this property.

There were no members of the public to speak on this request. E-mail along with a photo showing the residence with all the cars on this property was sent to the Council Member and DAB members stating some neighbors **were not in favor** of the conditional use request stating an accessory apartment would bring more vehicles to the property.

******* Action Taken:** Motion to recommend **approval (Bradley/ Matney 9-0)** of the Conditional Use request for the Accessory Apartment with Staff's conditions and the DAB's additional conditions of:

(1) Attach a Restrictive Covenant that would require on site parking for the resident of the accessory apartment.

(2) Ensure that drainage from the site onto abutting properties does not increase as a result of the construction of the accessory apartment and its final grade. Provide a drainage plan and certify that site's final grade matches the approved drainage.

(3) Provide more dimension control on the site plan; show dimension between side yards, backyard, front yard and existing house and proposed accessory apartment. Show dimension of side yard utility easement dedicated by separate instrument.

5. **Douglas Street Drainage Outfall, Between BNSF/UP Railroad and the I-135 Freeway**

Gary Janzen, Public Works Engineer explained about the project for improving drainage in Old Town and the surrounding area. The project included looking at five routes but only two were considered the best option due to relocating utilities would increase cost of the project. We know about the problems in the area of Rock Island & First Streets. We will maintain traffic during construction. Janzen continued saying placing the route on Douglas has an added benefit as south of Douglas Street the drainage can take on more water. We want to look at using the Douglas route.

The following are comments/questions/inquiries from DAB members: *Staff responses will be in Italics*

- ❖ I agree there is a need for the large drainage line and I agree it needs to go along Douglas for a lot of reasons but, I am also well aware of limitations of the storm water sewage utility funds in getting other projects finished around town and we have a lot of drainage projects that are in need. *If it's \$6.1 million we're spending the rest is still in our sponsored budget and it will go to other projects like it always does.*
- ❖ Are we approving \$2.7 million tonight or are we approving \$6.2 total in the end? *I guess what I would say is that if we can do this kind of contingent here we're looking more than anything to see if we can get your approval aroused. I apologize maybe we should have gotten better numbers before we go a little further into designs. We need to figure out where our main line will be coming from. If we don't, that will kind of dictate where some of the other large lines should go into the Old Town area and this will dictate the cost. If we could get both District Advisory Boards to agree on the same route for the main line we will certainly have a lot better estimate before we go to the City Council for approval of the budget for this project.*
- ❖ If they build the arena, is the County going to have to contribute anything to the storm water sewer? *Absolutely. Other than just the regular fees each year? Well, there is a fair amount of money programmed into the arena budget from the sales tax increase to pay for a system. As hard as it is to believe the County's not interested in helping us drain our streets downtown but they will drain the arena site.*
- ❖ What about the extra funding for this project? *What we're going to do is improve a lot of the drainage in the area between Douglas and Kellogg, the railroad tracks and Main St.*
- ❖ Are you working with a special group in Old Town on this project? *The Merchants of Old Town are very interested in this project. Some of the businesses have flooding in their basements due to the drainage problem.* **Member Skaff** also answered saying the Old Town Association had met with several key people at the City including Sharon Fearey. We had suggested that in order to move up the completion date on the Storm Sewer upgrade a portion of the TIF funding be used. My impression is it would be used for either the design portion of the project or the auxiliary lines. Though it was unclear what the TIF funds were allocated for, we agreed that it didn't matter as long as they were prudently spent and would advance this project. **Member Weaver** stated **Skaff** represents the businesses but the residents are also aware of the project.

- ❖ How long of a time frame will there be for construction? *Construction will take from 6-9 months and this project will be financed 100% by storm water utility from the CIP for 2006-07.*
- ❖ Will the Central Rail corridor project be included in this project? If so, will this delay the construction? *Yes, we will be working along with the Central Rail corridor project and this will not delay the construction.*
- ❖ Will boring be devised to do this project? *No, an open trench is better to do because of all the utilities.*
- ❖ Would the drainage box be bigger than the 60" water line? *It will be 3' x 10'.*
- ❖ Why are we being asked to pay \$6 million? *Auxiliary lines will be used and that's where the additional cost will go.*
- ❖ It was mentioned about one or more projects with TIF money. What does that mean? *We will use the money as needed and the remainder will go back into storm water CIP for other projects.*
- ❖ The most important thing is how much water you get out on this project. By going down Douglas where there's not an existing system to replace we keep everything in place and we are just absolutely adding to the capacity.

A member of the public asked to speak about the project:

My name is Joan Cole I live at 151 N. Rock Island on the third floor. My business is on the 1st floor, that's at the corner of 1st and Rock Island. I'm also here as the chairperson of the arts council. Our basement floods, every time we have a small amount of rain, I can testify to you that Rock Island south of 1st floods whenever, along with the basement of the Museum of Ancient Treasures and other places. I like Carol was under the impression that because the greater amount of TIF money was available to us that some of it was to be used for design and for moving the project forward. I'm just here as a resident and president of Grant Telegraph association on which Charlie Claycomb sits. I think it's terrific that the Douglas street option has been recommended to you.

Janzen finished with I know we did have some funding left over from a previous large drainage project we had done down 1st street and at that time is when we initiated this design. I'm going to find out and let **Member Skaff** know my findings.

*******Recommended Action:** Motion to recommended approval of the Douglas route for final design. (**Weaver/Claycomb 9-0**)

6. Neighborhood Inspection – Housing & Zoning

Randy Sparkman, Supervisor of commercial zoning, licensing and signage presented on his annual visit to update members on what is happening in his division of the Office of Central Inspection (OCI) and answer any inquiries. Sparkman stated he is responsible for licensure of restaurants, taverns, etc. At one time the Fire Department held the position for inspecting businesses. Commercial zoning includes the whole city and I have only two people to cover, one for the east side and one for the west side. With the small amount of personnel, it can take up to one month to get cases solved/corrected. Signage is also included in this division regulating billboards, political and garage sale signs. Graffiti removal complaints are also part of his responsibility. The complaints come in and are turned over to desk staff to be identified by location, the property owner is notified and asked to clean the graffiti up in seven days. If property owners sign a waiver from the City for removal, the complaint will be turned over to the Public Works department to remove the graffiti.

Member Bradley asked is there a limit on the number of people that can live in a residence whether they are related or not? *The best answer I can give is we probably just need to know more specifics about the concern and what the location is and then we will try to get into that. I mean the code puts a limitation on it and then it gets tricky. You don't have to be married you can have blood non-blood relationships living in a single-family dwelling. I turn it over to Deb and her staff to calculate out the livable space from the housing code. We both have limitations on what we can use to enforce these issues.*

Member Foster asked about the bright signs around town. *The signs you are talking about are the video signs that are kind of new on the scene. They have settings on them one for daylight and one for nighttime, it automatically changes setting within the sign I am told. In the sign code we do allow those signs, but in certain areas. We have been in contact with the sign companies to ask them to contact their customers to make sure the settings are correct. Foster continued saying there should be a code about a sign that interrupts the traffic cars particularly at an intersection. I think the reference you're talking about is one that was in the code that spoke to the traffic commission that if it was an interruption of traffic or dangerous or something like that then the complaint could be taken to the traffic commission and the traffic commission does not exist. Foster responded you're speaking to the traffic commission.*

Member Escobar said about livable space, what does that consist of? Livable space you said it's determined by the amount of people living in a house or dwelling. *Deb Legge, OCI supervisor responded habitable space is areas of the house that are used for living, sleeping, eating. Things like hallways, bathrooms are not habitable space rec. rooms and the bathroom is not habitable space so you calculate it based on how big those rooms are. Actually an overcrowding situation is one of the toughest issues to prove. If we can't get in to verify or their not honest with us as to how many people live there it's really hard for us to prove although we both follow up on the complaint at that time.*

Deb Legg, Neighborhood Inspection Supervisor for the OCI department stated I'm responsible for the neighborhood inspectors who are involved with housing code enforcement for substandard existing housing within the city. We also do the residential zoning enforcement such as parking in the front yard misuse, illegal home occupations, storing things where they shouldn't be stored on the property and we also deal with dangerous and unsafe structures. We also have an emergency demolition program with cases where we have bad fires and the property can be fixed, if the owner doesn't take care of it then we can go in and demolish it under an emergency basis and assess the cost against the property. One of the other big things we are involved with is the neighborhood clean-ups we had 82 clean-ups this year, we're averaging about 80 a year now and those of you who work with a neighborhood to do those clean ups should be getting an application in the mail. You'll actually be seeing a survey coming out probably in about a week or so asking you about neighborhood clean-ups and what you think of the program, in your opinion how could it be better. we really want your feedback. One of the things that happened just last year is that neighborhood inspection staff Randy's and mine all have lap top computers that they've been able to use out in the field now with wireless connection. This cuts their office time for half the day now they can actually look at the case information and see if environmental services already has something going on that. We are getting to the point that the inspectors will be able to start cases right out there on site and they will be able to issue notices from the field, they will print up at City Hall and when they get in they can put the notices together and give them to the clerk to be delivered.

Skaff left at 8:50pm

So they're able to be out on site follow the inspection list and resolve their inspections in the field so it's been great. We have a web Internet permitting sign designed actually for the contractors for the City of Wichita where they can actually apply for permits and schedule inspections over the Internet. This is really popular. The other feature that they added is the ability for citizens to go in and look and see what the status is of a case. Now you'll see building permits, electrical permits, home permits, any kind of permitting or case activity through.

Member Foster asked if other neighborhood groups submit problems to OCI like we do? *Yes.* Do you think DAB has made a difference? *Yes it has, also including input from the neighborhoods. This has been a learning experience for all.*

Member Matney asked is OCI part of the eyes & ears program? *Yes, we post complaints to the Internet and forward them to Environmental services that do a lot of the tracking for the program.* **Matney** mentioned a building at 13th & Grove E of SE corner is falling down. What is the process now for reporting complaints? Contact Deb by e-mail or phone.

Triana left at 8:55pm

*******Action Taken:** Receive and file

BOARD AGENDA

7. Problem Properties

142 N. Mead- tattered blue tarp over???

*******Recommended Action:** Receive and propose appropriate action.

8. Neighborhood Reports

La Placita- Christmas Party 3rd Tuesday of the month at Morris Restaurant.

***** **Action Taken:** Receive and file

UPDATES FROM THE COUNCIL MEMBER

❖ 21st and Arkansas Car Wash (ZON2003-47 & CON2003-37)

Bill Longnecker brought an adjusted design for the proposed car wash. Few questions were asked about landscaping, if the design had been presented to the 21st Street group and if the centerpiece of the design would be okay during high winds. Responses were given *****

Action Taken: Motion to recommend approval of the new design (Escobar/Bradley 7:0)

❖ 13th and Broadway intersection: Public works submitted a revised design of the intersection to the business owners. All were in favor of the design except for the car dealer on the northwest corner of the intersection.

With no further business to discuss the meeting adjourned at 9:15 pm

Guests

Kathy Gutowski
Carlos Contreras
Jeff Bradley

Sherwood Glen 3933 N. Clarence
El Pueblo Carlos.Cont@gmail.com

Respectfully,

Terri Dozal, Neighborhood Assistant